



## **HOUSING AUTHORITY of the County of Los Angeles**

Administrative Office

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*Commissioners*

**REVISED**

**Carlos Jackson**  
*Executive Director*

June 10, 2008

Honorable Board of Commissioners  
Housing Authority of the  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Commissioners:

### **APPROVE PURCHASE AGREEMENT FOR INTERIOR PAINT FOR MAINTENANCE OF HOUSING AUTHORITY PROPERTIES (ALL DISTRICTS) (3 Vote)**

#### **SUBJECT:**

Approval of the purchase agreement will ensure the availability of interior paint for the maintenance of the Housing Authority's housing developments.

#### **IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that the approval of a purchase agreement (Agreement) for interior paint is exempt from the provisions of the California Environmental Quality Act (CEQA), as described herein, because the activities will not have the potential for causing a significant effect on the environment.
2. Approve and authorize the Executive Director of the Housing Authority to execute an Agreement, in substantially the form of the attached, and all related documents, in an amount not to exceed \$102,995, with Vista Paint Corporation, for a one-time purchase of 1,500 gallons five-gallon pails of interior paint for the maintenance of 56 housing developments located throughout Los Angeles County, to be effective following approval as to form by County Counsel and execution by all parties.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:**

The purpose of this action is to purchase quality paint for routine property maintenance and to prepare vacated housing units for occupancy.

#### **FISCAL IMPACT/FINANCING:**

There is no impact on the County general fund. The Agreement will be funded with an \$102,995 in Capital Fund Program funds allocated by the U.S. Department of Housing and Urban Development (HUD), and included in the Housing Authority's approved Fiscal Year 2007-2008 budget.



### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS:**

The Housing Authority manages approximately 2,962 units of senior and family housing at 56 sites throughout the County. The Housing Authority wishes to purchase 1,500 gallons five-gallon pails of paint for the maintenance of unit interiors and other miscellaneous paint requirements.

Should Vista Paint Corporation require additional or replacement personnel during the term of the Agreement, it will give consideration for any such employment openings to participants in the County's Department of Public Social Services' Greater Avenues for Independence (GAIN) Program and General Relief Opportunity for Work (GROW) Program who meet the minimum qualifications for the open positions. Vista Paint Corporation will contact the County's GAIN/GROW Division for a list of participants by job category.

The Agreement has been approved as to form by County Counsel and executed by Vista Paint Corporation. On May 28, 2008, the Housing Commission recommended approval of the Agreement.

### **ENVIRONMENTAL DOCUMENTATION**

Pursuant to Title 24 of the Code of Federal Regulations, Section 58.35 (a)(3)(ii), this action is excluded from the National Environmental Policy Act (NEPA) because it involves activities that will not alter existing environmental conditions. The action is exempt from the provisions of the CEQA pursuant to State CEQA Guidelines Section 15301 because it does not have the potential for causing a significant effect on the environment.

### **CONTRACTING PROCESS:**

During the week of March 3, 2008, the Housing Authority initiated an outreach to identify a vendor to provide the interior paint for the subject properties. Invitations for Bids were mailed to 100 firms identified from the Housing Authority's vendor list. Advertisements also appeared in eight newspapers and on the County's WebVen website and the CDC Web Site. Twenty bid packages were requested and distributed.

On March 28, 2008, six bids were received and formally opened. The Housing Authority's maintenance staff evaluated the interior semi-gloss water-based paint samples submitted by the six vendors. As a bid requirement, each of the six vendors provided two five-gallon containers of paint in unmarked pails which were assigned numbers at the time of delivery so that the evaluators could not identify the brands of paint being tested. Blind tests were performed to evaluate the quality of the paint based on color, condition of paint, smell, single-coat application, drying time, and ease of clean-up. The details are summarized in Attachment A.

The lowest, most responsive bid, submitted by Vista Paint Corporation, is being recommended for the Agreement award.

On April 30, 2008, the Housing Authority received an appeal to the recommendation to award an Agreement to Vista Paint Corporation from the Sherwin Williams Company, and a hearing was held on May 13, 2008. The information provided at the hearing did not reveal conclusive evidence to overturn the Housing Authority's decision to award the Agreement to Vista Paint Company. Therefore, the recommendation to award an Agreement to Vista Paint Company will stand.

**IMPACT ON CURRENT PROJECT:**

The purchase of this interior paint will ensure high quality paint at a reasonable cost to the Housing Authority over the next year in order to maintain the Housing Authority's units in good condition.

Respectfully submitted,

  
for CARLOS JACKSON  
Executive Director

Attachments: 2

## ATTACHMENT A

### Summary of Outreach Activities

#### Purchase of Interior Paint

During the week of March 3, 2008, the following outreach was initiated to identify paint manufacturing companies to provide interior paint for all Housing Authority housing developments located in Los Angeles County.

#### A. Newspaper Advertising

Announcements appeared in the following eight local newspapers:

The Daily News	Long Beach Press Telegram
Eastside Sun	Los Angeles Sentinel
International Daily News	Los Angeles Times
La Opinion	Wave Publications Group

An announcement was also posted on the County's WebVen website and on the Commission Web Site.

#### B. Distribution of Bid Packets

The Housing Authority's vendor list was used to mail out the Invitations for Bids (IFB) to 100 paint supply companies. Fifty-six firms identified themselves as firms owned by minorities or women (private firms that are 51 percent owned by minorities or women, or publicly owned businesses, in which 51 percent of the stock is held by minorities or women). As a result of the outreach, 20 bid packages were requested and distributed.

#### C. Bid Results

On March 28, 2008, six bids were received and publicly opened. All paint samples were evaluated by Housing Authority staff maintenance painter for color, condition of paint, smell, single-coat application, drying time, and ease of clean-up.

<u>Vendor</u>	<u>Evaluation Score</u>	<u>Cost per 5-gallon Pail (less tax)</u>
Vista Paint Corporation	23	\$63.43
ICI Paints	23	\$77.20
Pervo Paint Company	21	\$88.45
The Sherwin Williams Company	19	\$66.75
Dunn-Edwards Corp.	19	\$72.95
Visions Paint Recycling, Inc.	17	\$45.00

The paint supplied by the Vista Paint Corporation best meets the IFB specification performance requirements and is therefore being recommended for award of this agreement.

D. Minority/Women Participation – Selected Firm

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Vista Paint Corporation	Non-minority	Total 510 232 Minorities 98 Women 45% Minorities 19% Women

E. Minority/Women Participation – Firms Not Selected

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
ICI Paints	Non-Minority	Total: 5,000 Declined to provide Information.
Pervo Paint Company	Non-minority	Total: 53 28 Minorities 13 Women 52% Minorities 25% Women
The Sherwin-Williams Company	Non-minority	Total: 30,566 5,434 Minorities 6,009 Women 18% Minorities 20% Women
Dunn Edwards Corporation	Non-minority	Total: 1,698 905 Minorities 205 Women 53% Minorities 12% Women
Visions Paint Recycling, Inc.	Non-minority	Total: 9 4 Minorities 2 Women 44% Minorities 22% Women

The Housing Authority conducts ongoing outreach to include minorities and women in the Agreement award process, including: providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the Housing Authority.

The recommended award of Agreement is being made in accordance with the Housing Authority's policies and federal regulations, and without regard to race, creed, color, or gender.

**Contract Summary**

**Project Name:** Interior Paint  
**Location:** ~~Seventy-three (73)~~ Fifty-six (56) housing developments located within the unincorporated area of Los Angeles County  
**Bid Number:** IFB NO. CDC08-391  
**Bid Date:** March 28, 2008  
**Contractor:** Vista Paint Corporation  
**Services:** Provide 1,500 gallons of white paint

**Contract Documents:** A Purchase Order will be issued in an amount not to exceed \$102,995, which includes tax and delivery.

**Time of Commencement and Completion:** Paint must be fully available to be delivered by June 30, 2008.

**Liquidated Damages:** None

**Contract Sum:** A Purchase Order will be issued in an amount not to exceed \$102,995, which includes tax and delivery.

**Contract Contingency:** None